

## SCOPE OF TRAFFIC IMPACT STUDY (TIS)

**TO:** Carl Vermillion, PE PTOE  
Bohannon Huston inc  
7500 Jefferson St NE  
Albuquerque, NM, 87109

**MEETING DATE:** June 26, 2024

**ATTENDEES:** Margaret Haynes, Curtis Cherne, Julie Luna, Harry Relkin, Michael Balaskovits, Carl Vermillion

**PROJECT:** Mesa Film Studio TIA, D-06-Z

**REQUESTED CITY ACTION:** ☐ Zone Change ☒ Site Development Plan

☐ Subdivision ☐ Building Permit ☐ Sector Plan ☐ Sector Plan Amendment

☐ Curb Cut Permit ☐ Conditional Use ☐ Annexation ☐ Site Plan Amendment

**ASSOCIATED APPLICATION:** Development of a film studio with 6 – 20,250 SF stages, 80,000 SF Mill, 36,000 SF Flex space, 27,000 back lot, and 50,000 SF of dedicated office space.

### SCOPE OF REPORT:

The Traffic Impact Study should follow the standard report format, which is outlined in the DPM. The following supplemental information is provided for the preparation of this specific study.

1. Trip Generation -

Previous trip generation used for the ABQ Studios masterplan should be used for this study. Local knowledge is preferred for this type of land use.  
Consultant to provide.

2. Appropriate study area:

Signalized Intersections;

a. None

Unsignalized Intersections;

a. None

Driveway Intersections: all site drives.

Access Point 1 at Atrisco Vista

3. Intersection turning movement counts

a. Tube counts North and South of Airport on Atrisco Vista. These will be counted for 48 hours.

4. Type of intersection progression and factors to be used.

Type III arrival type (see “Highway Capacity Manual, current edition” or equivalent as approved by staff). Unless otherwise justified, peak hour factors and % heavy commercial should be taken directly from the MRCOG turning movement data provided or as calculated from current count data by consultant.

5. Boundaries of area to be used for trip distribution.
  - City Wide - residential, office or industrial;
  - x mile radius – commercial;
  - Interstate or to be determined by consultant - motel/hotel
  - APS district boundary mapping for each school and bus routes

6. Basis for trip distribution.

The tube count data will be used to evaluate the existing traffic patterns to determine percentage north/south from site.

7. Traffic Assignment. Logical routing on the major street system.
  - a. The tube counts will determine percentage traveling north/south from site on Atrisco Vista
8. Proposed developments which have been approved but not constructed that are to be Included in the analyses. Projects in the area include:
  - a. No other projects will be included as background in this TIA
9. Method of intersection capacity analysis - planning or operational (see “Highway Capacity Manual 6<sup>th</sup> edition” or equivalent [i.e. HCS, Synchro, Teapac, etc.] as approved by staff). Must use latest version of design software and/or current edition of design manual.

HCS 2024 software will be used to evaluate intersection capacity at access point
10. Traffic conditions for analysis:
  - a. Existing analysis X yes \_\_\_ no - year (2024);
  - b. Phase implementation year(s) without proposed development – 2025 No Build
  - c. Phase implementation year(s) with proposed development – 2025 Build
  - d. Project completion year without proposed development – 2035 No Build
  - e. Project completion year with proposed development – 2035 Build
  - f. Other –
11. Background traffic growth.

Method: use 10-year historical growth based on standard data from the MRCOG Traffic Flow Maps. Minimum growth rate to be used is 1/2%.

2% growth rate will be used for this project.

12. Planned (programmed) traffic improvements.

List planned CIP improvements in study area and projected project implementation year:

  - a. Bernalillo County Atrisco Vista Redesign Project – From Paseo del Norte south on Atrisco Vista (2029?). Project will add buffered bike lanes north of Airport Road.

13. Items to be included in the study:
- a. Intersection analysis for the development access point
  - b. Recommended street, intersection and signal improvements.
  - c. Site design features such as turning lanes, median cuts, queuing requirements and site circulation, including driveway signalization and visibility.
  - d. Transportation system impacts.
  - e. Other mitigating measures.
  - f. Accident analyses ☐ yes ☒ no; Location(s):
  - g. Weaving analyses ☐ yes ☒ no; Location(s):
  - h. Bicycle counts will be included with the tube counts

14. Other:

From the MRCOG RACC Policy and Inventory or Roadway Access Limitations on Atrisco Vista Blvd "From Double Eagle II Airport southern boundary to Double eagle II Airport northern boundary at Paseo Del Norte- No access permitted except as prescribed by the Double Eagle II Airport Master Plan.

There were no issues with the location of the driveway, however, it should comply with the paragraph above. It appears the Double Eagle II Airport Master Plan is to be revised.

**SUBMITTAL REQUIREMENTS:**

- 1. Number of copies of report required
  - a. 1 digital copy
- 2. Submittal Fee – \$1300 for up to 3 reviews plus technology fee
  - a. Submit the TIS along with a DTIS to Planning Development Review Services email [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and copy mgrush@cabq.gov.

The Traffic Impact Study for this development proposal, project name, shall be performed in accordance with the above criteria. If there are any questions regarding the above items, please contact me at 505-924-3986.

*Curtis Cherne*

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Curtis Cherne, P.E.  
Senior Engineer  
City of Albuquerque, Planning Dept.  
Transportation Development Section

6-27-24

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Date

C: TIS Meeting Attendees

Revised May 2024